

29 FITZROY ROAD
DESIGN & ACCESS STATEMENT

for project at	29 Fitzroy Road, NW1 London
for	Camden Council
by	N4 Architecture
submitted	July 2022

Document to be read in conjunction with drawings as Drawing Issue 2207_ISS_001.

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STATEMENT

Planning permission is sought for refurbishment of front lightwell with new stone staircase to lower ground floor and new entrance door at lower ground floor to create a small hallway in the area below the entrance front steps. The application also seeks permission for the replacement of all front facade windows and enlargement of lower ground floor window to front lightwell with new timber window to match existing traditional detailing of the building.

This application refers to the front facade and front lightwell only.

SITE LOCATION

The property at 29 Fitzroy Road is a three storey plus a semi-basement building which forms part of a row of six terraced houses dating to 1880's, set amongst later Victorian terrace development.

It is located within the Primrose Hill Conservation Area, to the West of the borough of Camden and is listed as a building which makes a positive contribution to the character and appearance of the Conservation Area.

Any alterations to the property should be read in the context of the terrace, the street, the wider conservation area and the borough itself.

This application refers to the front facade and front lightwell only.



29 Fitzroy Road

PRIMROSE HILL CONSERVATION AREA

The principal roads of the Central Area of Primrose Hill Conservation Area include Chalcot Road, Gloucester Avenue, Fitzroy Road and Princess Road. These roads intersect to form a grid pattern and are largely straight. These roads are of a consistently generous width with wide pavements and central street parking.

The width of the principal roads and the numerous intersections allow long views of buildings within these streets and adjoining streets. Large groups of terrace properties are visible from most vantage points and features such as roof extensions (where they exist) are frequently prominent. This can sometimes create a canyon-like character, particularly when the road is wide enough for large groups of buildings to be visible on either side.

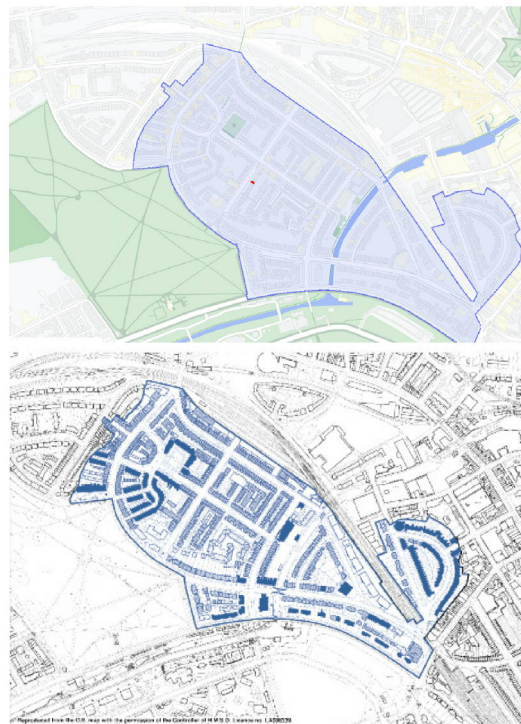
Other significant views are of the rears of terraces that face onto principal roads and their small, narrow garden spaces. These gardens often contain mature trees and are bounded by medium height brick walls that side on to secondary roads and alleyways. A significant example of this is the section of Chalcot Road between Edis Street and Princess Road, where the rears of properties and garden spaces to these two latter roads are highly visible.

The Central Area of Primrose Hill Conservation Area, where 29 Fitzroy Road is located, is urban in character with a high density of development and sporadic areas of greenery. It is dominated by long mid victorian residential terraces of mid 19th century houses that are set back from the pavement with small lightwells and railings to basement areas.

Terraces usually consist of at least five buildings that are uniform in character. Each building is three storeys high with a raised ground floor, basement and lightwell surrounded by railings to the main street elevation.

Principal elevations are flat fronted with pairs of sash windows defining each floor and the original roof form hidden from view by a horizontal parapet. To the rear elevation, the windows are staggered in order to serve the staircase landing, and the roof form has a butterfly profile. A number of properties also have a rear closet wing to half width and part height of the main building.

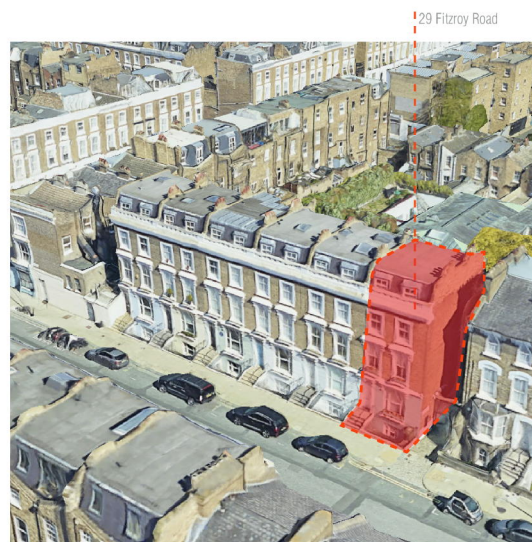
Each terrace is constructed in London stock brick with decorative stucco features to the front elevation, usually painted white or cream, which serves to unify the terrace. These stucco features often include a rusticated ground floor, projecting window cills and hoods (usually to ground and first floors), moulded window surrounds, parapets and balustrades. A number of properties have projecting door hoods or porch features supported by columns.



Listed buildings and buildings which make a positive contribution ■ Listed Buildings ■ Positive Contribution

THE PROPERTY

The property at 29 Fitzroy Road is part of a row of 6 terraced houses.



PHOTOGRAPHICAL SURVEY



Streetview



Front Facade

PHOTOGRAPHICAL SURVEY



Lightwell View
Window to lower ground floor



Lightwell View
Existing metal staircase



Lightwell View
Porch space under front entrance steps

PROPOSED DEVELOPMENT

THE PROPOSAL

The proposal seeks to refurbish the front facade at 29 Fitzroy Road to keep the building in a good state as well as provide better usage of the lightwell area with the proposal of a new stone staircase to lower ground floor and new entrance door at lower ground floor that will facilitate access to one of the vaults. The main proposed actions are:

Windows

- . Replacing the existing windows with new timber windows to match the existing traditional detailing of the building and the terrace.
- . Enlarging the opening of the lower ground floor window to the front lightwell to improve the internal space at lower ground floor. The new window is to match existing traditional detailing of the building. 32, 34 & 36 Fitzroy Road are good precedents of lower ground floor front window enlargement - see picture.
- . All windows to be timber and to match the existing traditional detailing of the building.

Facade

- . Repaint decorative stucco.
- . Lower green painted stucco to be repainted with new colour to match the ones in the area.

Front Steps

- . Replace the front steps to new reconstituted stone steps.

Lightwell

- . New timber painted entrance door from lightwell to create a hallway under the front steps and allow an easier connection between the vaulted space and the lower ground floor. Entrance door to be painted timber and with lead detailing roof.
- . New floor finish to be replaced by Victorian style tiled flooring.
- . New reconstituted stone cantilevered staircase and railings. Railings to match existing.

Please note that the proposal follows the character and appearance of Primrose Hill Conservation Area as set up in the Camden Conservation Area Statement - Primrose Hill. Please see the following pages in regards to relevant planning application as well as relevant planning policies and precedents within Fitzroy Road.

SUNLIGHT & ENCLOSURE

The proposal will not have any impact on the neighbouring properties.

USE

No change to the existing residential use is proposed.

AREA

There is a minimal increase in area.

SCALE

There is no change in the overall volume and therefore no change of scale.

LANDSCAPE & APPEARANCE

The new entrance door from lower ground floor level, the new staircase and the new pavement to the lightwell are in line with the character of Primrose Hill Conservation Area and similar to the neighbouring properties.

ACCESS

The main access to 29 Fitzroy Road will not be affected. The new door from the lightwell does not affect the railings & gate at street level. No new access is created and no existing access is lost.

RELEVANT PLANNING POLICIES

In developing the proposed scheme, the following policies have been considered in relation to Design & Heritage:

- . Policy D1 Design of Camden Local Plan 2017.
- . Policy D2 Heritage of Camden Local Plan 2017.

Other supplementary planning guidances:

- . Camden Planning Guidance - Design - January 2021
- . Conservation Area Statement - Primrose Hill

29 FITZROY ROAD PLANNING HISTORY

Previous granted planning application for the property at 29 Fitzroy Road is:

APPLICATION NUMBER: 2005/2496/P

- . Address: 29 Fitzroy Road, Primrose Hill, London NW1 8TP
- . Status: Granted
- . Decision Issued Date: 30.06.2005
- . Description:

Conversion of 4 flats to single family dwelling involving alterations to existing windows and installation of new windows.

RELEVANT PLANNING HISTORY

Previous relevant granted planning applications in relation to the lightwell works in the neighbouring properties are:

APPLICATION NUMBER: 2012/5316P

- . Address: 19 Fitzroy Road, Primrose Hill, London NW1 8TP
- . Status: Granted
- . Decision Issued Date: 26.11.2012
- . Description: Alterations to front lightwell including new staircase, creation of cupboard under stairs, opening up of vault to create bike store and installation of glazed screen and door below ground floor entrance all in connection with existing residential dwelling.

APPLICATION NUMBER: 2004/0238/P

- . Address: 23 Fitzroy Road, Primrose Hill, London NW1 8TP
- . Status: Granted
- . Decision Issued Date: 26.02.2004
- . Description: The insertion of doors and enclosure to the basement area vaults and below stairs storage area.

APPLICATION NUMBER: 2017/3475/P

- . Address: 27 Fitzroy Road, Primrose Hill, London NW1 8TP
- . Status: Granted
- . Decision Issued Date: 18.08.2017
- . Description: Alterations to front lightwell steps, vault doors and internalise part lightwell with new doors to create lobby, infill rear lower ground undercroft area, replace rear first floor railings and remove rear steps (Class C3).

APPLICATION NUMBER: 2017/3475/P

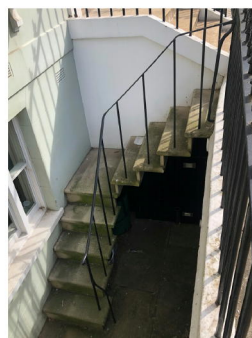
- . Address: 34 Fitzroy Road, Primrose Hill, London NW1 8TP
- . Status: Granted
- . Decision Issued Date: 18.08.2017
- . Description: Demolition of the rear roof structure and rebuilding as a mansard roof extension with dormer and works to rear terrace area, installation of two skylights to front roof slope, installation of new windows to lightwell and internal alterations at fourth and fifth floor levels.



27 Fitzroy Road front lightwell



19 Fitzroy Road front lightwell



PRECEDENTS

Larger lower ground floor windows can be seen in some properties in Fitzroy Road such as 32, 34 & 36 Fitzroy Road. The enlarged opening aligns with the one at ground floor level and with the stucco design. It is not visible as a variation within the terrace and preserves the character of the architecture and the area.



PRECEDENTS

34 Fitzroy Road (2017/3475/P) is an excellent example within Fitzroy Road of improvement of the main facade and preserving the aesthetics and proportions of the original architecture. A new area below the front entrance steps creates a small hallway to the lower ground floor. The enlargement of the lower ground floor window to the front lightwell can be barely noticed but provides a better living space in the lower ground floor by allowing a much higher level of light ingress.



29 Fitzroy Road front lightwell



34 Fitzroy Road front lightwell



CONCLUSION

The proposal aims to improve the use of the front lightwell area and provide a more continuous appearance with the rest of the terrace of houses. Additionally an increase of the lower ground floor window opening is proposed in order to improve the quality of light within the lower ground floor level.

The rest of the application seeks to refurbish the main facade keeping all the traditional detailing of the building, the terrace and the area as well as to preserve and enhance the character of the area.

Please read all the above in conjunction with drawings as per drawings issue 2207_ISS_001, where all the points above have been illustrated.



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